



PROPERTY OWNER NOTICE REGARDING FRAUD

The Department of Housing and Urban Development (HUD) has conveyed to us its serious concerns about potential violations of HUD-funded housing programs regulations. HUD's concerns were outlined in the Inspector General's Report dated September, 2005. Cases of fraud by Public Housing Agencies (PHAs) and their employees, owners/managers, and tenants participating in HUD-funded programs have been investigated and in some cases convicted of program abuses.

In order to continue to provide Section 8 Housing Choice Voucher Program (and other HUD programs) assistance to as many eligible families as possible, all parties involved in HUD-funded programs must follow HUD regulations. Incidents of fraud, willful misrepresentation, or intent to deceive with regard to these programs, are considered criminal acts.

If you are suspected of committing fraudulent acts, we are required to refer the matter to the proper authorities for investigation and appropriate action. This could lead to an investigation of the allegation and could result in your being accused of a Federal crime. You could also be terminated from participation in any federal program.

Some examples of fraud identified in the Inspector General's report include:

1. Collecting additional payments in excess of the family's share of the rent or requiring the family to perform extraordinary services in lieu of payments. All additional payments must be approved by this agency on behalf of the PHA.
2. Collecting assistance payments for units not occupied by program participants.
3. Collecting false vacancy losses or damage claims.
4. Bribing PHA employees to certify substandard units as standard and other violations of the Housing Quality Standards (HQS) which involve misrepresentation or deceit.

You and your tenants must abide by the provisions of the lease and program regulations. We urge you to report any violations of HUD-funded program regulations. These violations should be reported immediately to the Agency from which you receive your housing voucher. All reports will be treated as confidential.

If you want to make a report, please contact <<User Field Sr. Manager>> in writing at this agency. If you have any questions, please contact your Program Representative.

Your tenant is receiving a similar notice, requesting her/his assistance and cooperation in working with us and HUD to prevent fraudulent acts.

Thank you for your cooperation in this matter.

I have received a copy of this notice and I understand that failure to report any abuses could result in the termination of my participation as a landlord in the Section 8 Housing Choice Voucher Program.

Signature

Date



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